



Borough of Gibbsboro

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July 31, 2018

Ray Klimcsak, Remedial Project Manager
Rich Puvogel, Manager
United States EPA
Region 2
290 Broadway – 19th Floor
New York, New York 10007

RE: Sherwin Williams Former Manufacturing Plant (FMP)/
Meeting of July 9, 2018

Gentlemen,

Thank you for coming to Gibbsboro on July 9 to meet with me to discuss the various options EPA is considering for cleaning up the FMP. I shared key aspects of our discussion with the Gibbsboro Borough Council and Planning Board at their respective July meetings to provide you with the Borough's vision for the ultimate redevelopment of properties located within and adjacent to the FMP.

Future Borough Ownership of Select Brandywine Properties

As I indicated during our meeting, the Borough of Gibbsboro will become the owner of several properties within the FMP and intends to monetize them. The Borough of Gibbsboro will own a portion of Block 8.01 Lot 5 consisting of approximately four (4) acres fronting on Lakeview Drive. This lot is not part of the FMP. We will also own a portion of Block 8.01 Lot 3.03 consisting of approximately three (3) acres located at the intersection of East Clementon Road and Foster Avenue that is the site of the former 6 East Clementon Road office building that was demolished a few years ago. A portion of this lot is part of the FMP and requires remediation. Lastly the Borough will own the upland portion of Block 8.01 Lot 3.01 consisting of approximately three (3) acres includes the existing historic Varnish Stacks. This lot is part of the FMP and also requires remediation. ***The Borough does not want development limitations or restrictions deed notices on any of its properties.***

Future Development of the FMP

While the Brandywine properties are zoned for commercial development, the Borough recognizes fundamental changes that are influencing development potential in suburban communities:

1. The growth of online businesses has reduced demand for retail space.
2. Telecommuting has diminished demand for office space.
3. Generational migration trends from cities to suburbs have reversed with younger generations moving back to major cities further reducing suburban desirability.
4. Brandywine Realty Trust (BDN) has announced plans to exit its properties in New Jersey further validating the above observations.

Today the FMP area is commonly known as the Paintworks Corporate Center, a term coined by Robert Scarborough, the immediate successor to Sherwin Williams in ownership of the FMP. Scarborough's vision was to make the site the premier Southern New Jersey office and technical park. He was initially very successful but the gradual discovery of legacy contamination from the site's industrial past tarnished the site's star and slowed its redevelopment. He eventually sold his interest to BDN, the current owner. BDN has been shopping the site on the market and recently divested one building at 20 East Clementon Road. Also, Gibbsboro and BDN have reached a comprehensive agreement that enables the development of approximately 165 townhouses on properties owned by BDN that are not contaminated.

In discussing the future of the FMP with the Planning Board on July 10 and the Borough Council on July 11, the Borough's preference is to encourage non-residential redevelopment of Brandywine properties. However, we recognize that the economic reality is that the properties are unlikely to survive as such in the marketplace. We will ask that the Planning Board explore this in its next Reexamination Report. Accordingly, it is Gibbsboro's desire that these properties be remediated to a residential standard to allow future residential redevelopment of the subject properties. ***Consistent with our desire for properties that we will own, the Borough does not want development limitations or restrictions deed notices on any of the FMP properties.***

Sewer Service, Unrecovered Damages, and Future Service

The Borough has unrecovered damages from a 1988-90 major project to extend sewer service to unsewered areas of Gibbsboro that are attributable to contamination within portions of Berlin Road, United States Avenue, Foster Avenue, and Clementon Road. I previously supplied a copy of a September 4, 1989 feasibility study required by NJ DEP to evaluate options for re-routing the system around confirmed contamination. That contamination cost Gibbsboro hundreds of thousands of dollars in additional design and construction costs and has resulted in waste being "double-pumped" to a county sewer interceptor. Several properties had to be excluded from sewer service because they were unreachable due to contamination.

As part of the remediation design the Borough requests that:

1. The Borough wants to recover the costs of redesign, construction and operation of the redesigned system.
2. The remedy needs to enable the construction of the sewer system as originally designed within portions of Berlin Road, United States Avenue, Foster Avenue, and Clementon Road and provide service for those excluded from service in 1989.
3. As part of the FMP remedy Sherwin Williams needs to construct the sewer system as originally designed. This should include service to the United States Avenue Dump Site via the Berlin Road pump station. The Borough does not want to be digging in contaminated soils to provide future sewer service.

Summary

The FMP is a major component of the most significant property within Gibbsboro, from an historical and valuation perspective. It's central location on Silver Lake makes it the focal point of the community and central Camden County. It has been home to most of Gibbsboro's non-residential tax base and has been devastated by the stigma attached to a Superfund designation. ***We ask that US EPA give great weight to the economic impact this three-decade long saga has laid on Gibbsboro, its residents and taxpayers and order a remediation that enables this property to gain a clean bill of health and not become a perpetual record as a contaminated site within state and federal databases.***

Please do not hesitate to contact me should additional discussion be beneficial in aiding US EPA in developing its proposed plan for the FMP.

Very truly yours,



Edward G. Campbell, III
Mayor
Borough of Gibbsboro

cc: Gibbsboro Planning Board/Professionals
Gibbsboro Borough Council/Professionals
New Jersey Department of Environmental Protection